

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/1071/F	CASE OFFICER	Rebecca Collins
LOCATION:	SHROPHAM Land off Hargham Rd Shropham	APPNTYPE:	Full
APPLICANT:	M & GW Negus Colney House 16 Colney Lane	POLICY:	Out Settlemnt Bndry
AGENT:	CAM Architects (Norwich) Ltd. Studio 10 Netherconesford	ALLOCATION:	N
PROPOSAL:	New housing scheme comprising six. self-build dwellings and associated works		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The proposal is reported to Planning Committee as due to its location outside of a designated settlement boundary then it is considered contrary to policy.

KEY ISSUES

- Principle of the development
- Impact on the character of the area
- Impact on amenity
- Impact on highway safety
- Biodiversity
- Other issues

DESCRIPTION OF DEVELOPMENT

The proposal seeks Full Planning consent for 8 dwellings. The applicant has identified these as self-build dwellings. The site layout shows eight detached properties with four accesses, one for every two properties.

Bungalows are proposed for plots 1, 7 and 8. These two bedroom bungalows have accommodation in their roofspace, with two dormer windows to the rear roof slope. Plots 2, 5 and 6 have a three bedroom property which has accommodation over two floors, with a first floor timber clad and zinc roof feature gable to the front and rear elevations with plain profile tiles to the main roof. Plots 3 and 4 have three bedroom dwellings with zinc roofing and brick and timber clad walls. The front elevation roof slopes down to the ground floor eaves and its rear elevation appears as a two storey elevation. This property has a car port.

The proposed properties have large rear gardens. The site plan indicates a new 3 bar fence to the eastern and southern boundaries with new vegetation to create a new boundary. The existing western boundary vegetation would be retained. A new footpath to the frontage would be created.

The dwellings would be constructed of brick, render and cladding. Surface water will be disposed of to a soakaway.

SITE AND LOCATION

The site is 0.95 hectares and is agricultural land. It is located to the south of Hargham Road and it extends from Four Winds to the west and to the east it extends to opposite the entrance to Oak Tree Business Park. The dwellings to the north are two storey properties. Four Winds is a bungalow. The south western boundary of the site extends to the rear of Four Winds and to part of the south eastern boundary with the property known as Faraway. Red Lodge is to the east of the site.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

3PL/2017/1320/O New housing scheme and associated works comprising 2no. bungalows and 8no. houses
Withdrawn

The proposals have been amended during the course of the application reducing the proposed housing numbers for 8 to 6 and reducing the site area to 0.48hectares.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

The amendments to the scheme mean no contributions are required.

CONSULTATIONS

PARISH COUNCIL

Comments on amended site plan:

The majority view is that it would be appropriate if the proposed dwellings could be more uniform in height and not be built using such a wide range of materials. Further, it is unusual that a Full application should be sought for self build dwellings.

Initial comments:

- a) Road Safety is a very serious concern. This road is notorious for speeding vehicles and adding four further entry/access points in to a busy/dangerous location is considered unacceptable.
- b) The Parish Council has serious concerns that the proposed development does not include a footpath to enable residents safe passage by foot to the village centre. Advice given in the National Planning Policy Framework supports the need for safe access for all people, but also encourages the importance of being able to make normal journeys without reliance on a motor car. The lack of local services and public transport within the village of Shropham would suggest that this would not be achieved.
- c) The proposed development does not contribute to any employment growth, contrary to Policy SS1 of the Core Strategy and Development Control Policy Document.
- d) The proposed development lacks sustainability. Shropham is not a Local Service Centre.
- e) There is demonstrably insufficient local infrastructure and health and social care, contrary to Policies CP4 and CP5 of the Core Strategy and Development Control Policy Document.
- f) There are already several proposed plots with planning permission within the village of Shropham.
- g) The proposed development is contrary to CP14 of the Core Strategy and Development Policy Document.

NORFOLK COUNTY COUNCIL HIGHWAYS

Comments on amended plan: It is noted that the applicant is willing to provide a footway between the site and the bus stop to the south of the village hall and playing field. Shropham has limited footway provision however the proposal does at least link into a short length of existing footway by the bus stop which serves as the school bus pick up point . Given the size of the dwellings proposed it is fair to assume that there will be a number of secondary school age children who will use this service and would consequently use the footway . It would also provide the opportunity for the Village Hall to provide a pedestrian access to the facility from Shropham Road should they choose. On that basis it may be difficult to maintain the highway objection to the proposed development on the grounds of the lack of pedestrian provision.

The footway does not overcome the Transport Sustainability objection as detailed in my original response. However, conditions are recommended if you have overriding planning reasons for granting approval.

Initial comments: This is a resubmission of 3PL/2017/1320 with the scheme reduced from 10 to 8 dwellings and with the adoptable highway element removed. Notwithstanding the reduction in the number of dwellings proposed, NCC Highways would continue to maintain its objection to the proposal on the grounds of transport sustainability and lack of pedestrian provision based on the following assessment.

Shropham village has extremely limited services and amenities and lacks any school, village shop or regular public transport provision. Advice in the NPPF not only supports the need for safe and suitable access for all people, but also encourages the importance of being able to make every day journeys without reliance on a car. In this instance the lack of local services, schooling & employment facilities is likely to preclude any

realistic opportunity of encouraging a modal shift away from the use of the private car.

The limited services which do exist (i.e. the Village Hall and school/flexi bus collection points) are located to the west of the site and there is no footway which links the site to these. Whilst it is proposed to introduce a footway along the site frontage there would remain a considerable distance where pedestrians would be required to walk in the live, unlit, carriageway of Hargham Road.

It should be noted that Hargham Road is designated a Local Access Route in the County Council's Route Hierarchy which provide access to and from the A11. Any pedestrian movements resulting from this development, in particular from more vulnerable groups such as school children and adults with mobility difficulties, will also increase the propensity for pedestrian/vehicular conflict to the detriment of highway safety. In light of the above we have no option but to recommend the application be refused

ECOLOGICAL AND BIODIVERSITY CONSULTANT

This application is supported by a Preliminary Ecological Appraisal letter report (Torc Ecology; October 2017) and Preliminary Ecological Appraisal of proposed footpath (Torc Ecology; January 2019). The report highlights habitats on site have the potential to support nesting birds, bat, reptiles, badgers, brown hare and hedgehogs. We agree with the mitigation measures proposed to reduce the likelihood of impacts on these species to acceptable levels. We support the planting of a native species hedgerow along the western boundary of the site and any lighting needs to be directional away from this boundary to minimise impacts on bats. We agree with the report that there are unlikely to be impacts on designated sites.

The NPPF requires that planning decisions should enhance the natural environment by providing net gains for nature (paragraph 170). I would suggest that the scope of ecological enhancement should be formalised in an ecological enhancement plan.

Conditions recommended regarding mitigation measures and a sensitive lighting scheme and a biodiversity enhancement plan.

CONTAMINATED LAND OFFICER

No objections subject to conditions.

TREE AND COUNTRYSIDE CONSULTANT

Tree loss is limited to relatively low value specimens and is mitigated by additional planting shown in the landscaping plan. Condition required.

HISTORIC BUILDINGS CONSULTANT

Comment on amended consultation: No objection. It is considered that the proposed development would not have a harmful impact on the setting of the nearest designated heritage assets.

Initial Consultation: Previous comment provided on 3PL/2017/1320/O remains applicable - "The application site is to the east of two designated heritage assets (the grade I listed church of St. Peter and the grade II former Vicarage). Given the potential setting issue, it is recommended that Historic England are consulted.

HISTORIC ENGLAND

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

HOUSING ENABLING OFFICER

In the event the site exceed 0.5ha then affordable housing of 25% would be required.

PRINCIPAL PLANNER MINERAL & WASTE POLICY No Comments Received

REPRESENTATIONS

An initial consultation as undertaken and the following responses were received:

5 letters of support:

- Shropham is a growing village close to main road (A11)
- Industrial development at Snetterton needing housing for its workers.
- The concerns over speeding are no different to in every village.
- Shropham needs more housing in a controlled way. Offering self build plots is a great idea.
- More development in the area may help to support activities and amenities in the village.
- The village is pulling out of doldrums it had thirty years ago into a thriving village may it keep moving forward.
- This type of development is welcome as we need to build new properties to encourage new people to move in and support our existing amenities.
- The site is an ideal location and the plan provides for buildings of a type much needed.
- They fit into the street scene and compliment the area
- We are not opposed to suitable building developments within the village, and we feel that the field in question offers an appropriate site for some dwellings, filling in the line along Hargham Road.
- We appreciate the generous size of the plots, in keeping with nearby properties.
- We support this plan for dwellings in a linear design, as we feel this is more in keeping with the nature of Hargham Road than the previous design, although our personal preference would be for bungalows. We feel that this application fits more appropriately into the village as a whole than some previous developments which have already been granted.
- Whilst we support this particular development, completing this residential section of the village, we feel that any further developments of this size or larger would be detrimental to the rural nature of the village, and cannot be supported by existing services.

8 letters of objection:

- Proposal is contrary to Breckland policies
- A previous application was withdrawn following objections.
- Impact on highway safety
- Four accesses onto Hargham Road where the last one nearest Red Lodge would be close to the exit from Oak Tree Business Park. Also it would be closer to the curve in the road near Red Lodge on entering the village from the A11 which would restrict the view of vehicles leaving the proposed site.
- Lack of footpath to village centre
- Lack of facilities in the village
- Site is close to designated heritage assets
- Concerns were raised by consultees to the previous application and it is likely that the same concerns will be raised again.
- Proposal is for ribbon development on a Local Access Road contrary to the Ribbon Development Act
- No justification for developing only part of the site frontage
- The site is considerably east of the village without facilities
- Proposal is not sustainable development
- Other areas of land in the village are closer to the village centre
- When I purchased Four Winds, I looked carefully at becoming adjoined or enclosed and I was assured that this would be highly unlikely.

- The proposed house adjacent to Four Winds is set back behind the projection of the rear wall of my property and have a detrimental impact on my property and garden in terms of loss of light.
- Nothing has changed in Shropham since the previous application for this site.
- Hargham Road is still a fast, dangerous road, the speed limit is regularly ignored, the SAM camera is still recording speeds in excess of 80mph.
- No more development should be permitted in Shropham until effective traffic calming is in place and is shown to be working.
- This land is used by bats for feeding.
- Concern that they are self build properties
- The loss of trees and hedgerows will have a detrimental effect on the wildlife
- There is no infrastructure in Shropham with no bus service, no street lighting no pavements leading to the only central part of the village being the social club and recreation centre.
- All the properties in front of Oaktree Business park are already deprived of natural light due to a 20ft bund at the back of them and to obstruct the light at the front of the properties means electricity is constantly going to have to be used to light the homes.
- Properties to south of Hargham Road are all bungalows
- It is not small scale
- Shropham also has been subjected to no water twice in the past 2 weeks and power cuts are also a regular occurrence.
- Impact on Oaktree Cottages in terms of loss of light
- Noise from the 24/7 hour operation of industrial uses
- Visual impact

Re-consultation

3 further letters in response to re-consultation:

- Query the construction of the proposed new footpath and whether it is a low-cost footpath using unbound material instead of asphalt and would not have kerbstones for protection. The verges along Hargham Road are being destroyed by farm vehicles.
- Concern regarding speeding.
- Despite 30mph signs, a SAM camera, twice weekly Speed Watch activity and the regular attendance of a Speeding Partnership officer, all have failed to successfully deal with the speeding problem in Shropham. We have houses on both sides of the road for most of the length of Hargham Road and also Watton Road but it makes no difference at all to motorists' perception that they are in a 30mph zone hence the attempts, detailed above, to curb traffic speed.
- The suggested design of at least 2 of the houses includes a zinc roof and timber cladding along with brick elements. This type of design for the proposed site would not sit comfortably with surrounding properties neither would it enhance the surroundings. These designs do not and would not fit with the local vernacular, (including materials).
- Plans for proposed houses 2, 5 and 6 appear to show houses much taller than the 1 1/2 storey they should be. The long windows shown at the front elevation would overlook Oak Tree cottages, depriving residents of their privacy.
- The proposed development will place the first dwelling immediately behind my property. Concern with feeling enclosed.
- Not in keeping with the bungalows on either side.
- Shropham is not included in the service centres of villages acceptable for development because of the lack of any facilities / amenities,
- The offer of a footpath to help with pedestrian to the existing bus shelter in the centre of the village is a step towards providing a safe passage for children/adults to walk to the centre. (It would be nice to think that this footpath would be completed preferably with a form of lighting before any commencement of any works and

perhaps make this a condition if planning is granted).

- This development at one end of a very long single strand of housing is not the best way forward to develop Shropham so it can achieve a better standing for any future development that there are quite a few approved planning applications towards the centre of the village.

Re-consultation with reduced number of dwellings

Pleased that the number of dwellings has been reduced. The remaining land should be set aside for nature with no further development taking place.

ASSESSMENT NOTES

Principle

1.1 The National Planning Policy Framework (NPPF 2019) states that local authorities should attach significant weight to the benefits of economic and housing growth and enable the delivery of sustainable developments. It states that achieving sustainable development means that the planning system has three overarching objectives, namely an economic objective, a social objective and an environmental objective. The application will therefore be assessed in the content of the presumption in favour of sustainable development.

1.2 In relation to housing, NPPF (2019) states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. In order to achieve this objective the government requires that authorities should identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements plus an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been persistent under delivery the buffer should be increased to 20%.

1.3 Paragraph 78 of the NPPF (2019) states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

1.4 The application site lies outside of the designated Shropham settlement boundary but adjacent to it. The settlement boundary runs along the western boundary of the application site alongside Fourwinds. Development outside settlement boundaries is restricted by policies SS1, CP14 and DC02 of the adopted Core Strategy.

1.5 Paragraph 11 of the NPPF (2019) states that where an authority does not have an up-to-date Development Plan or five year housing land supply, the relevant local policies for the supply of housing, as referred to above, should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

1.6 Shropham has a village hall and employment opportunities. However it does not have a school or retail facilities. NCC Highways had initially recommended refusal on the grounds of transport sustainability and lack of pedestrian provision. They advised that Shropham village has extremely limited services and amenities and lacks any school, village shop or regular public transport provision. In this instance the lack of local services, schooling & employment facilities is likely to preclude any realistic opportunity of encouraging

a modal shift away from the use of the private car. The limited services which do exist (i.e. the Village Hall and school/flexi bus collection points) are located to the west of the site and there is no footway which links the site to these. In response to this the applicant submitted a revised plan showing a footpath to be provided outside the site.

1.7 NCC Highways have been re-consulted on this amended plan. Their comments on the amended plan regarding the impact on highway safety are discussed later in this report. They maintain their objection on the grounds of sustainability advising that the footway does not overcome the transport sustainability objection that they originally raised.

1.8 The applicant has advised that the site is close to the neighbouring villages of Rocklands and Caston which have primary schools and shops. There is also a bus service to Attleborough. Therefore, in line with paragraph 11 of the NPPF the proposed dwellings would help support services in neighbouring villages and Attleborough and help support the social facilities within the village of Shropham. They note that there are some local facilities in Shropham, with the village hall, fitness centre and employment opportunities (business park in close proximity) a short walk away from the site. The development site is also close to other residential properties therefore the applicants do not consider that the site is isolated.

1.9 It is considered that the site is adjacent to other residential properties and whilst there are limited services and facilities in the area, the proposal directly abuts the settlement boundary and other residential properties, in reasonably close proximity to Rocklands and Caston and with some employment and a bus service to Attleborough. Along, with the provision of a footway it is considered that the principle of the development is acceptable.

1.10 During the course of the application the number of dwellings proposed and the site area has been reduced. Therefore, there is no requirement for affordable housing or any other section 106 contributions from this application, in accordance with paragraph 63 of the NPPF (2019).

2.0 Impact on character of the area

2.1 The NPPF and the Breckland Core Strategy and Development Control Development Plan Document (2009) require new development to give careful consideration to its impact on the site and surroundings. Core Policy DC2 deals with housing mix and density, whilst Policy DC16 promotes good design and highlights the importance of local character and the important role layout and siting have on the appearance of an area.

2.2 The proposal shows six detached dwellings fronting onto Hargham Road. The pattern of development in the area is of dwellings fronting onto the main road with the dwellings set in large plots. The proposed layout would accommodate large rear gardens which extend south to the same boundary as the rear garden of Faraway but to the rear of the rear garden of the adjacent property of Fourwinds.

2.3 The development would introduce built development to an agricultural field and the comment of an objector that the scheme would affect the rural outlook is noted. There is development to the north and west of the site and there is a dwelling, Red Lodge, which would remain separated by part of the existing field to the east. The applicant proposes to introduce new vegetation to the boundaries of the site to assist with mitigating the impact of the development on the character of the area.

2.4 A bungalow is proposed for plot 1. The remaining plots are to be one and a half storey dwellings. However, many of the plots are considered to be two-storey to the rear. The proposed plots have a fairly modern appearance using a mixture of timber cladding, zinc and bricks. The plots have a mixture of tall

narrow gables, large sloping roofs to the highway (to give the appearance of one and a half storey dwellings) and features such as roof lights, dormers and rear juliet balconies. Whilst the design of some of the properties is contemporary and introduces modern materials, it is considered that they would be set back from the highway, partially screened by the mitigation planting proposed and not significantly out of keeping with the area.

2.5 The proposal is considered to have given due regard to the parameters of policies DC1 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document (2009).

3.0 Impact on amenity

3.1 Policy DC1 of the Core Strategy requires that all new developments have regard to amenity considerations and states that development will not be permitted where there are unacceptable impacts on the amenity of neighbouring residents and future occupants.

3.2 There are dwellings to the north of the site and a bungalow to the west, Fourwinds. Red Lodge is separated by part of the existing field to the east. Fourwinds has a garage to their eastern elevation and the proposed garden of plot 1 would extend to the rear of their garden. It is noted that the proposed dwelling on plot 1 would be set back so it projects behind the rear elevation of Fourwinds. However the proposed is single storey with accommodation in the roof. Given this and the separation between it and Fourwinds it is not considered that it will have a significant detrimental impact on the amenity of the occupiers of that property.

3.3 The dwellings are set back on their plots therefore there would be a significant distance between the properties to the north and the proposed dwellings. It is therefore considered that there would not be a detrimental impact on amenity.

3.4 The proposal is considered to have given due regard to policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document (2009).

4.0 Highways Issues

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments.

4.2 Objections have been submitted regarding the impact of the proposal on highway safety. NCC Highways initially advised that they recommend refusal on the grounds of transport sustainability and lack of pedestrian provision and they advised that Hargham Road is designated a Local Access Route in the County Council's Route Hierarchy which provide access to and from the A11. Any pedestrian movements resulting from this development, in particular from more vulnerable groups such as school children and adults with mobility difficulties, will also increase the propensity for pedestrian/vehicular conflict to the detriment of highway safety.

4.3 The applicant has submitted a revised plan showing a new footpath running to the west to the telephone box and bus stop. NCC Highways have been re-consulted on this amended plan. They have advised that the proposal does link into a short length of existing footway by the bus stop which serves as the school bus pick up point. Given the size of the dwellings proposed they consider that there will be a number of secondary school age children who will use this service and would consequently use the footway. It would also provide the opportunity for the Village Hall to provide a pedestrian access to the facility from Shropham Road should they choose. On that basis it may be difficult to maintain the highway objection to the proposed

development on the grounds of the lack of pedestrian provision.

4.4 It is therefore considered that the proposal would not have a detrimental impact on traffic or pedestrian safety.

5.0 Biodiversity

5.1 The NPPF and Policy CP10 of the adopted Core Strategy requires new development to contribute to and enhance the natural environment. Policy DC12 states that development that would result in the loss or the deterioration in the quality of important natural features such as protected trees and hedgerows will not normally be permitted. Policy CP10 of the Core Strategy which requires the maintenance and positive enhancement of bio-diversity.

5.2 With regards to the housing site itself, the Natural Environment Team (ecology) have advised that the application is supported by a Preliminary Ecological Appraisal letter report and an Ecological Appraisal of the proposed footpath which highlights habitats on site have the potential to support nesting birds, bat, reptiles, badgers, brown hare and hedgehogs. They agree with the mitigation measures proposed in the recommendations section to reduce the likelihood of impacts on these species to acceptable levels and they support the planting of a native species hedgerow along the western boundary of the site. They agree that there are unlikely to be impacts on designated sites. They recommend conditions to address the issues. The Natural Environment Team requested additional information regarding the impact of the amended plan which shows the footpath and whether this footpath would impact on hedgerows.

5.3 The Tree Officer has advised that tree loss is limited to relatively low value specimens and is mitigated by additional planting shown in the landscaping plan.

5.4 It is considered that subject to conditions there would be no significant harm caused to important landscape features and nature conservation interests within and around the site as required by policy DC12 and CP10 of the Core Strategy DPD.

6.0 Other Issues

6.1 Under paragraph 61 of the National Planning Policy Framework (2019) this requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. The only way to secure this would be via a section 106 agreement, this has not been volunteered by the applicant. In the instance of this application, the other material planning considerations detailed above are of greater significance and only limited weight is given to this part of the proposal due to the absence of a means of securing the site as self-build.

6.2 Policy 16 of the NPPF, DC17 of the Breckland Core Strategy and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, seek to protect the special interest and significance of heritage assets/Listed Buildings and their settings. There are listed buildings to the west of the site, namely grade II The Vicarage, grade I listed St Peter's Church and Church Farm is to the south. These are separated from the development site by agricultural land. The nearest is St Peter's Church which is over 130m from the site. The Historic Building Consultant advised that Historic England should be consulted. Historic England have advised that they do not wish to offer comments. It is not considered that given the separation and intervening land that the proposal would not harm the significance or setting of these Listed Buildings and any moderate 'less than substantial harm' would be outweighed by the public benefit of

delivering housing in this location, in accordance with paragraph 196 of the NPPF. The proposal is therefore considered in accordance with Policy 16 of the NPPF, DC17 of the Breckland Core Strategy and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.3 The Contaminated Land Officer was consulted on the proposal and has advised no objections subject to conditions.

6.4 The applicant advises that surface water will be disposed of to a soakaway. Conditions are recommended to require details of the surface water and foul drainage to be agreed.

6.5 A comment has been received asking for the remaining land (previously within the application site) to be set aside for nature and no further development take place. Any future development would require an application for planning permission, which would be assessed on its own merits, in accordance with adopted planning policies, as required by the NPPF and the Regulations.

7.0 Conclusion

7.1 The application has been assessed in accordance with the presumption in favour of sustainable development. It is considered that the proposal would not result in significant and demonstrable harm in accordance with paragraph 11 of the NPPF.

8.2 It is considered that the design and layout of the dwellings would be considered in keeping with the surrounding area.

8.3 The site is considered to be a sustainable location for development, and it is recommended for approval. On the basis of the above assessment, the proposal has been recommended approval subject to conditions.

RECOMMENDATION

The application is recommended for approval subject to conditions listed below.

This is subject to no new material planning considerations being raised during the remainder of the consultation period, which expires on 10/08/2019.

CONDITIONS

- 2 Full Permission Time Limit (3 years)**
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:-
As required by section 91 of the Town and Country Planning Act 1990.
- 3 In accordance with submitted plans NEW 2017**
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- 4 External materials and samples to be approved**
Prior to the commencement of works above slab level for each plot, details and samples of

all external materials for that plot shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

5 Fencing/walls - details and implementation

Prior to the commencement of any works above slab level for each plot, precise details of the boundary treatment for that plot shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as may be agreed shall be completed prior to the occupation of that plot and thereafter retained.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

6 Surfacing - details and construction

Prior to the commencement of any works above slab level for each plot, precise details of the construction, surfacing and drainage of the parking and servicing areas, the means of access to the site and details of all paving to be carried out for that plot shall be submitted to and approved in writing by the Local Planning Authority. Such work shall be completed prior to first occupation of that plot and thereafter retained.

Reasons for condition:-

(a) In the interests of the orderly development of the site and to ensure the satisfactory development of the site in accordance with Policies 12 of the NPPF and DC16 of the Breckland Core Strategy.

(b) To minimise the possibilities of flooding in accordance with Policy 14 of the NPPF.

This condition will require to be discharged

7 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

8 Landscaping - details and implementation

Prior first to occupation of each plot a scheme of landscaping which shall take account of any existing trees or hedges on the site, for that plot shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the planting of a native species hedgerow along the western site boundary. The approved scheme shall be carried out during the planting season November/March immediately following the the occupation of that plot, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council's leaflet "Tree pack" (Landscaping advice for applicants). Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

9 Trees and hedges

No trees on any plot shall be lopped, topped, cut down, uprooted, felled, wilfully damaged or destroyed, without the prior written consent of the Local Planning Authority and for a period of five years from the first occupation of the development of the plot hereby approved.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policy DC12 and DC16 of the Breckland Core Strategy.

This condition will require to be discharged

10 Non-standard condition

No removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be first submitted to and approved by the local planning authority.

Reason for condition:-

In the interests of safeguarding of protection species in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

11 Non-standard condition

Prior to the commencement of the construction of any of the plots hereby approved, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include numbers and locations of bird boxes, bat boxes, habitat enhancements. The measures shall be carried out strictly in accordance of the approved scheme prior to the occupation of any dwellings or in accordance with a timescale to be first submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

Details are required prior to commencement in the interests of safeguarding of protection species in accordance with Policy CP 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

12 Non-standard condition

The development shall be undertaken in accordance with the mitigation measures outlined in the Preliminary Ecological Appraisal letter report (Torc Ecology; October 2017) and the Preliminary Ecological Appraisal of proposed footpath letter report (Torc Ecology; January 2019) including a sensitive lighting scheme. The details shall be implemented prior to occupation of any of the plots hereby approved, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of safeguarding of protection species in accordance with Policy CP 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

13 Non-standard condition

Prior to occupation, details of any lighting for that plot shall be submitted to, and approved in writing by the local planning authority. The scheme shall be designed to reduce impacts on commuting/ foraging bats. Only such lighting hereby approved shall be erected.

Reason for condition:-

In the interests of safeguarding of protection species in accordance with Policy CP 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

14 Construction Method Statement

Prior to commencement of each plot, including any works of demolition, a Construction Method Statement for each plot shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:-

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with DC1 of the Breckland Core Strategy.

This condition will require to be discharged

15 Hours of operation during construction

No demolition, site clearance or construction shall be carried out, no machinery operated nor deliveries taken at or waste despatched from the site on any plot, outside the hours of 07:30

- 18:00 Monday to Friday, 08:00 - 13:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

16 Precise details of surface water disposal

Prior to the commencement of any works above the laying of foundations precise details of the means of surface water disposal for each plot shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

17 Non-standard condition

Prior to the first occupation of each plot, the vehicular access for that plot shall be constructed in accordance with a detailed scheme to be first submitted to and approved in writing by the Local Planning Authority in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangements shall be made for surface water drainage to be intercepted and disposed of for that plot separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

18 Non-standard condition

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access for any plot, unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of highway safety.

19 Non-standard condition

Prior to first occupation of each plot visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the accesses where they meet the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF.

20 Non-standard condition

Prior to the first occupation of each plot the proposed access parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter made available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

21

Non-standard condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on any plot, unless otherwise first agreed in writing, until detailed drawings for the off-site highway improvement works as indicated on Drawing No.1485-A-PL08 has/have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any of the plots hereby approved, the permitted off-site highway improvement works shall be completed and thereafter maintained.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.